

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DECISION	16 April 2020
PANEL MEMBERS	Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Peter Garnham and Sally Halliday
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPS-2019HCC031 – Maitland City Council – SCC_2019_MAITL_001_00 at 474 Phoenix Park Road Largs (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☐ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☒ to refuse to issue a site compatibility certificate, because the application:
 - ☒ has not demonstrated that the site is suitable for more intensive development
 - ☒ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The Panel authorises the Chair to notify the applicant, Council and the Department of Planning, Industry and Environment of the Panel's decision to refuse the application.

The decision was unanimous.






REASONS FOR THE DECISION

It is recommended that an SCC not be issued for the following reasons:

1. The scale of the proposal is not consistent with the local character of the area and the likely future rural uses of the surrounding land.
2. The proposal is not consistent with local and state strategies to direct future urban growth towards a more compact and sustainable development outcome.

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3. The site does not have access to an appropriate level of services and public transport commensurate with the scale of the proposed seniors living development and fails to satisfy State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
4. The proposal has not demonstrated the capacity of water and sewer infrastructure to service the site.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Juliet Grant
 Sandra Hutton	 Peter Garnham
 Sally Halliday	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPS-2019HCC031 – Maitland City Council – SCC_2019_MAITL_001_00
2	SITE DESCRIPTION	474 Phoenix Park Road Largs
3	DEVELOPMENT DESCRIPTION	The application proposes 46 single-storey, serviced self-care housing units, comprising a mix of two and three bedrooms, a community hall, a BBQ and communal area and visitor car parking
4	APPLICATION MADE BY	Perception Planning Pty Ltd on behalf of Ms Wendy Franklin
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning and Environment • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> • <i>Greater Newcastle Metropolitan Plan 2036</i> • <i>Hunter Regional Plan 2036</i> • <i>Maitland Urban Settlement Strategy</i>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: <ul style="list-style-type: none"> ○ Panel members who undertook site visits: <ul style="list-style-type: none"> ▪ Alison McCabe: 1 April 2020 ▪ Juliet Grant: 29 March 2020 ▪ Sandra Hutton: 2 April 2020 ▪ Peter Garnham: 11 April 2020 ▪ Sally Halliday: 8 April 2020 • Briefing with Department of Planning, Industry and Environment: 15 April 2020, 10am <ul style="list-style-type: none"> ○ Panel members in attendance: Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Peter Garnham and Sally Halliday ○ Department of Planning, Industry and Environment staff in attendance: James Shelton and Caitlin Elliott • Papers were circulated electronically between: 3 April 2020 and 15 April 2020.